FILE BOX 57

This instrument was prepared by:
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Tune, Entrekin & White, P.C.
315 Deaderick Street, 21st Floor
Nashville, TN 37238

BOOK 10175 PG 909

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 622,610.57

Affiant

Subscribed and sworn to before me this 30th day of August, 1996.

Notary Public

My commission expires: My Commission Expires NOV. 20, 1996

96 SEP -3 PM 3:19
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

02206644
IDENTIFICATION REFERENCE

SPECIAL WARRANTY DEED

Address New Owner:	Send tax bills to:	Map & Parcel No.
Acklen Part Apartments, LLC c/o S & S Management, Inc. 129 South 11th St Nashville, TN 37206	**Same**	**Map: 105-090** **Parcel: 452**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. Lynn Greer, Jr., Trustee** (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Acklen Park Apartments, LLC** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the plan of Edgehill Estates Section 57 of record in Book 4660, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of 12th Avenue South at the intersection of 12th Avenue South and Acklen Avenue; thence along said margin of 12th Avenue South, South 4 deg. 49 min. East, 129.19 feet to the beginning of a curve; thence around said curve to the right which has a radius of 20.00 feet a distance of 35.84 feet to a point; thence running along the northerly margin of Alley No. 633 North 82 deg. 08 min. 30 sec. West, 325.84 feet to a point in the easterly margin of Lot No. 7 on the plan of Lawrence Lawn of record Book 161, page 165, thence with the same North 7 deg. 39 min. East 174.99 feet to a point in the southerly margin of Acklen Avenue; thence with the same South 82 deg. 08 min. 30 sec. East, 293.26 feet to the beginning of a curve; thence around said curve to the right which has a radius of 25.00 feet, a distance of 33.74 feet to the point of beginning.

Being the same property conveyed to Greer Investment Company, a Tennessee corporation, by deed from Tennessean Newspapers, Inc., and Nashville Banner Publishing Company, of record in book 6479, page 978, Register's Office for Davidson County, Tennessee and conveyed by Greer Investment Company to H. Lynn Greer, Jr., Trustee by deed of record in Book 6744, page 149, said Register's Office.

This conveyance is subject to the following:

1. Taxes for 1996 which have been prorated and assumed by Grantee.

2. Deed of Trust executed by Greer Investment Company to Stephen E. Davis, Trustee of record in Book 6480, page 88, Register's Office for Davidson County, Tennessee, to secure to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (the "Board") and First American National Bank of Nashville, the payment of one note in the amount of $500,000.00; with a Loan Agreement between the Board and First American National Bank at Book 6480, page 121, a Regulatory Agreement between Greer Investment Company and the Board at page 6479, page 982, a Collateral Assignment of Rents and Leases between Greer Investment Company and the Industrial Board at book 6480, page 104 with Financing Statement from Greer Investment Company to The Industrial Board at Book 6480, page 118; with assignment from The Industrial Board to First American national Bank of Nashville at Book 6480, page 121, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 4220, page 723, said Register's Office.

4. Certificate of Compliance from MDHA of record in Book 7280, page 556, Register's Office for Davidson County, Tennessee.

5. Financing Statement between Greer Investment Company as Debtor and the Board of record in Book 8546, page 218, R.O.D.C.T.

6. Any matters shown on the Plan of record I book 4660, page 53, said Register's Office, shows and owner's certificate, including but not limited to a R.O.W.-5' alley south and front lines and any (notes) on said plan.

TO HAVE AND to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND THE GRANTOR does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

WITNESS the execution of Grantor this the 30 day of August, 1996.

H. Lynn Greer, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3551 09/03 0101 03CHECK 2316.66

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared H. Lynn Greer, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, on this the 30th day of August, 1996.

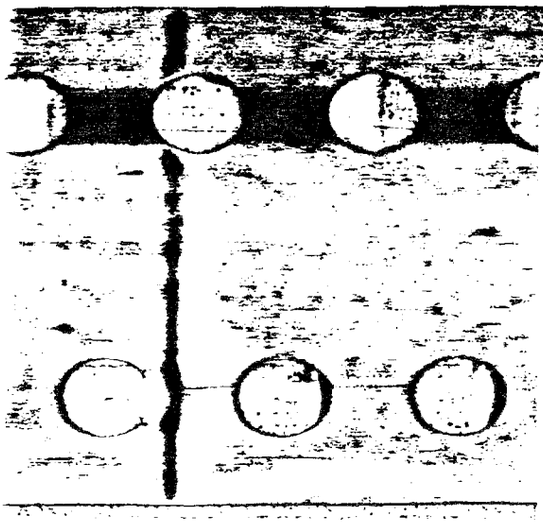
Notary Public

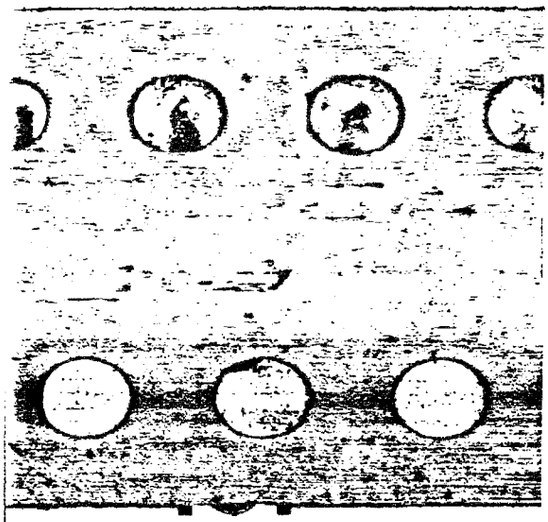
THOMAS L. SCOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:_____

My Commission Expires NOV. 20, 1996

greer\ackden.swd





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10175 PG 912

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 622610.57
CON TX 2303.66
PRFEE 1.00
WDEED 12.00
TOTAL 2316.66
CHECK 2316.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/03/96 01 15:22 0001 3551

96 SEP -3 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0220644
IDENTIFICATION REFERENCE

No. 1026058